

MAYOR
Jim Pappas

CITY OF HUNTERS CREEK VILLAGE

CITY COUNCIL
Stuart Marks
Fidel Sapien
Chip Cowell
Jay Carlton



CITY ADMINISTRATOR
Tom Fullen, MPA, CPM

BOARD OF ADJUSTMENT AGENDA

The Board of Adjustment of the City of Hunters Creek Village, Texas will meet in regular session **Monday, January 24, 2022 at 6:00 p.m.** in City Hall, #1 Hunters Creek Place, to consider the following items.

Call the meeting to order and the roll of appointed officers will be taken.

1. Discussion and possible action to approve the minutes of the December 6, 2021 meeting.
2. An application from Ronny Hecht, for a variance to Section 44-218(b)(2)b1 of the Zoning Chapter, Nonconforming lots of record, to reduce the required 40ft front setback, for a new residence to be constructed, at 10610 N. Evers Park Drive, Hunters Creek Village, Texas, 77024 (also known as, Lot 7, Block 1, Memorial Timbers, Subdivision).

Adjourn Open Meeting

CERTIFICATION

I, the undersigned authority, does hereby certify that this Notice of a Meeting was posted on the bulletin board at City Hall, #1 Hunters Creek Place, a place convenient and readily accessible to the general public at all times, and said Notice was posted on the following date and time: January 20, 2022 at 3:00 p.m. and remained so posted continuously for at least 72 hours before said meeting was convened.

/s/

Tom Fullen, City Administrator
Acting City Secretary

The City Hall is wheelchair accessible and accessible parking spaces are available. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the City Administrator's Office at 713.465.2150, by fax at 713.465.8357, or by email at tfullen@cityofhunterscreek.com Requests should be made at least 48 hours prior to the meeting. This agenda is posted on the city's web site at <http://cityofhunterscreek.com>

**CITY OF HUNTERS CREEK VILLAGE, TEXAS
MINUTES OF THE
BOARD OF ADJUSTMENT
December 6, 2021**

The Board of Adjustment of the City of Hunters Creek Village, Texas, convened a regular meeting on December 6, 2021 at 6:00 p.m. in the City Hall at #1 Hunters Creek Place, Hunters Creek Village, Texas. Members of the public were invited to attend the meeting in person.

- A. Call to order and the roll of elected and appointed officers will be taken.

The meeting was called to order at 6:00 p.m. by Chairman Brad Klein. In attendance were Vice-Chairman, Linda Knox, Board Members, Steve Pearson (via Zoom), John Braddock and Kelley Somoza (Alternate). Also, in attendance were: Tom Fullen, City Administrator, John Hightower, City Attorney, and James Stewart, City Building Official.

- B. Discussion and possible action to approve the minutes of the August 30, 2021 meeting.

John Braddock made a motion to approve the minutes of the August 30, 2021 meeting. Linda Knox seconded the motion and the motion carried unanimously.

- C. Discussion and possible action regarding an application from John Compton, for a variance to Section 44-161(2)d of the Zoning Chapter, Automobile Shelters, to permit the construction, at 10926 Wickline Drive, Hunters Creek Village, Texas, 77024 (also known as, Lot 31, Block 4, Willowick Section 2, Subdivision) to allow a garage opening to face a side street closer than the required setback.

The Board received testimony from the applicant and city staff regarding the circumstances surrounding the variance request and the bases for granting the variance. The Board's attorney provided the Board with a draft order granting the variance.

John Braddock made a motion to approve the proposed variance order as it is written, with a 40-foot setback for the garage, and to authorize Chairman Brad Klein to sign the order. Kelley Somoza seconded the motion and the motion carried unanimously. (The signed variance order is attached to these minutes as Exhibit "A".)

- D. ADJOURNMENT

At 6:22 p.m., John Braddock made a motion to adjourn. Linda Knox seconded the motion and the motion carried unanimously.

The meeting adjourned at 6:22 p.m.

These minutes were approved on the ____ day of January, 2022.

Brad Klein, Chairman

ATTEST:

Tom Fullen, City Administrator
Acting City Secretary

DRAFT

CITY OF HUNTERS CREEK VILLAGE, TEXAS
BOARD OF ADJUSTMENT
APPLICATION FOR REQUEST FOR VARIANCE

A \$300.00 non-refundable fee is due upon submission of the application.

PROPERTY INFORMATION FOR WHICH VARIANCE BEING REQUESTED:

Address: 10610 N. Evers Park
Legal Description: Lot 7 Block: 1 Subdivision: Memorial Timbers

APPLICANT INFORMATION:

Ronny Hecht 713-457-1923
Property Owner Telephone Number
5433 Westheimer #870 Houston TX 77056
Street Address City State Zip Code

The provision of the zoning chapter from which the applicant seeks: Chapter 44-Zoning
Sec 44.218

Give a description of the specific variance the applicant seeks: See attachment

Give a brief explanation why the applicant believes the Board should grant the requested variance: See attachment

Give any information the applicant believes to be relevant to the Board's consideration of the matter: See attachment

The following items are required to be submitted with application:

- Letter of denial from the building official
- Site Plan
- Survey

Ronny Hecht
Signature of Applicant

12/27/21
Date

10610 N Evers Park Drive

Description of the specific variance the applicant seeks:

The Applicant's lot is considered non-conforming as it is less than 22,500 square feet. Sec. 44-218 of the ordinance has different front setbacks based on the size of the non-conforming lot. If the lot size is between 15,000 - 17,999 square feet, the setback is 30 ft. If the lot size is between 18,000 – 19,999 square feet, the setback is 40 ft.

Brief Explanation why Applicant believes the Board should grant the requested variance:

The Applicant's lot is uniquely shaped. Sometimes between when the Applicant acquired the property in 2021 and when the lot was originally platted, a large portion of the back yard (approximately 3,000 – 5,000 square feet) (referred to hereinafter as the "Pimple") was deeded to the prior owner(s) which was then deeded in 2021 to the Applicant along with Lot 7, Block 1 of Memorial Timbers. This Pimple, due to its configuration, cannot be built upon but pursuant to the City's ordinance must be included in the total square footage for Section 44-218 calculations. The Applicant's lot (including the Pimple) is 18,203 square feet. Since the Pimple portion of Applicant's property is unbuildable, Applicant is faced with an unnecessary hardship that it did not create. The lot size exceeds 18,000 but Applicant is unable to utilize the Pimple for any structures. In fact, the Applicant's buildable lot size is closer to 14,000 square feet which would enable the setback to be even less than the 30 ft, however, in the spirit of Chapter 44 and substantial justice, the Applicant is requesting just the 30 foot setback for lots between 15,000 – 17,999 square feet.

MAYOR
Jim Pappas

CITY OF HUNTERS CREEK VILLAGE

CITY COUNCIL
Stuart Marks
Fidel Sapien
Chip Cowell
Jay Carlton



CITY ADMINISTRATOR
Tom Fullen, MPA, CPM

December 27, 2021

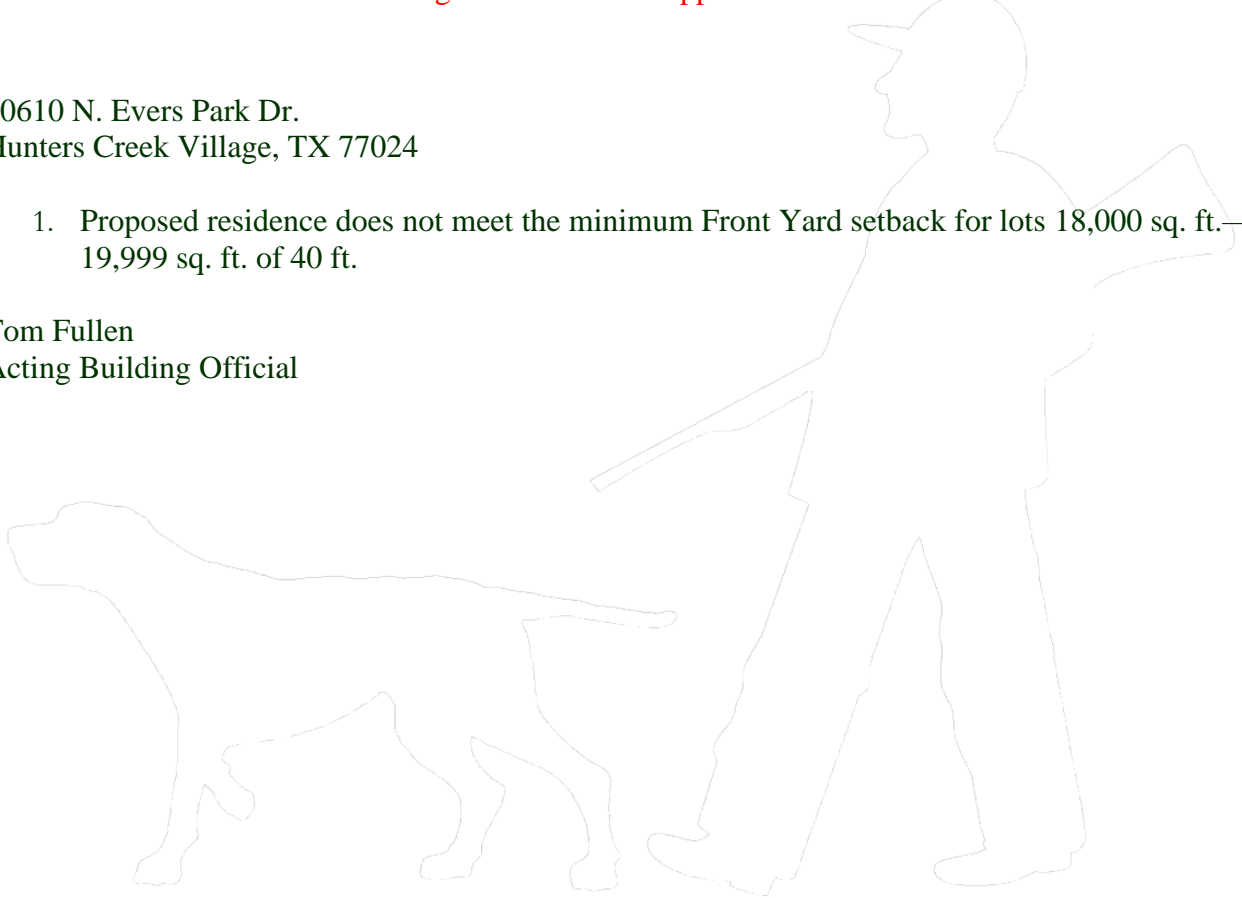
NOTICE OF PLAN REVIEW STATUS

The following Plans are NOT Approved for Construction

10610 N. Evers Park Dr.
Hunters Creek Village, TX 77024

1. Proposed residence does not meet the minimum Front Yard setback for lots 18,000 sq. ft.—19,999 sq. ft. of 40 ft.

Tom Fullen
Acting Building Official





MUCASEY & ASSOCIATES
Architects
4808 Gibson, Suite 200
Houston, Texas 77056
Tel: (713) 521-1233
Fax: (713) 520-1904
Email: office@mucaseyarchitects.com

HECHT RESIDENCE

10610 North Evers Park Drive, City Of Hunters Creek Village, TX
Job No 2127

CLIENT REVIEW	DATE: 01-12-21
PERMIT ISSUE	DATE: 12-12-21
DATE:	
DATE:	
DATE:	
DATE:	
DATE:	
DATE:	

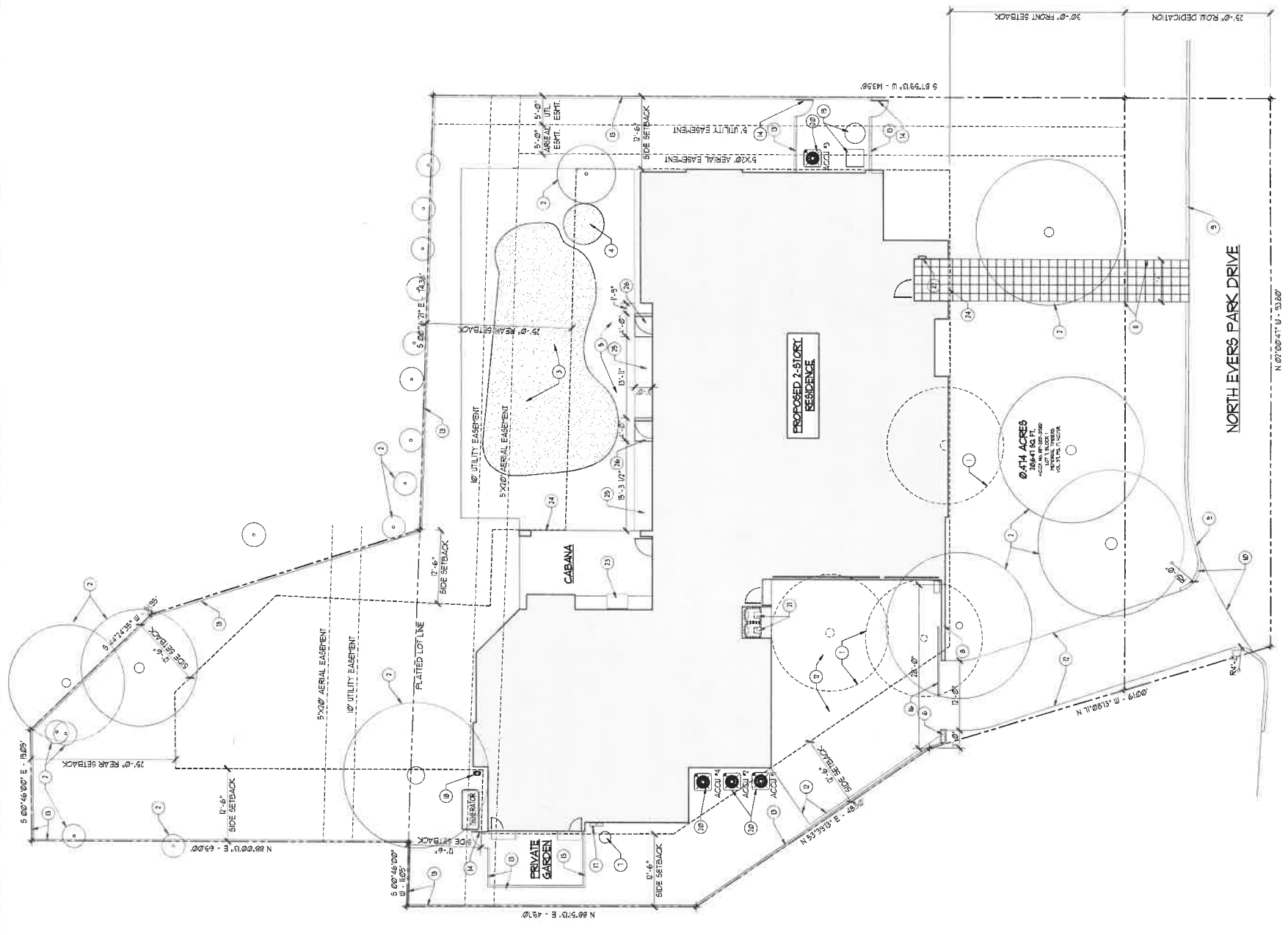


LEGAL DESCRIPTION:
BEING A 0.41 ACRE PARCEL OF LAND RECORDED IN CLERK'S FILE RP-1071-207085, OF THE MAP/DEED AND PLAT RECORD OF HARRIS COUNTY, TEXAS, LOCATED IN THE A.H. OSBORNE SURVEY.
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD HAZARD ZONING MAP, THE SURVEYED PROPERTY LIES WITHIN ZONE 'X' (UNSHADED). AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

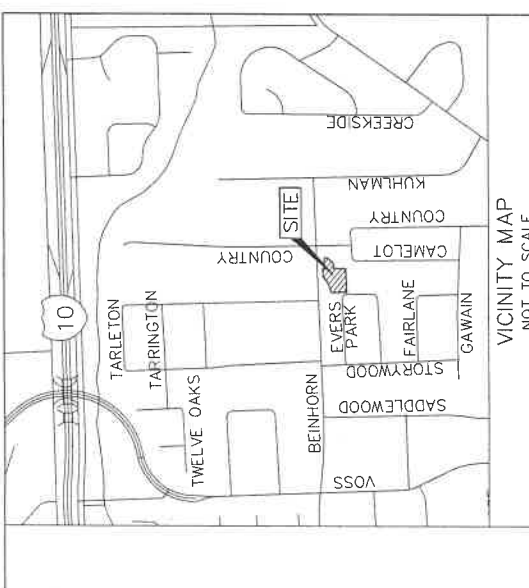
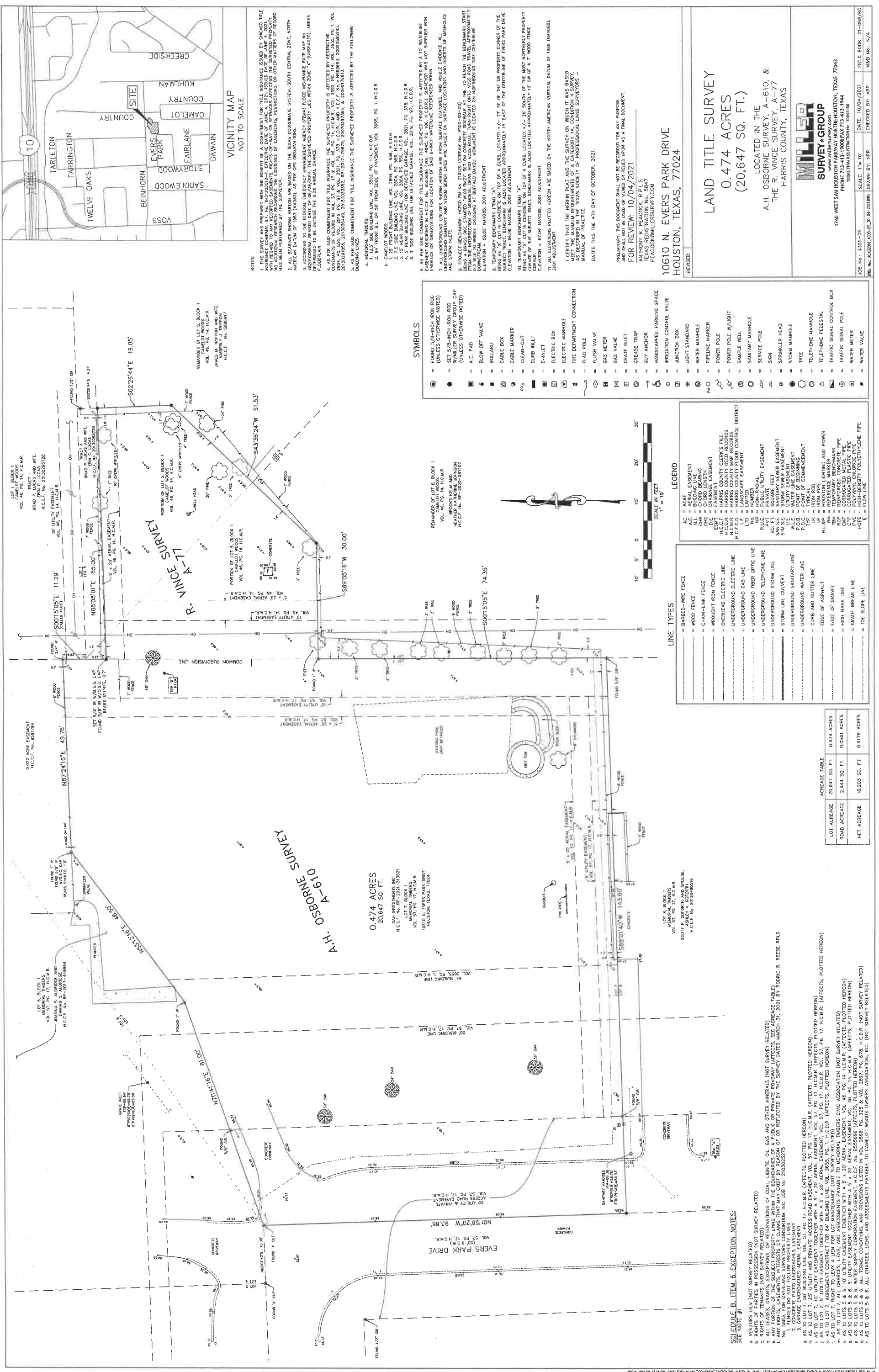
- GENERAL SITE PLAN NOTES:**
- General Contractor shall protect all trees and root zones during demolition and new construction using fencing barricades as required.
 - General Contractor is to verify with Owner for all landscaping to remain or to be removed and save for new home.
 - General Contractor to revise and install storm drains at existing locations and install new storm drains, downspouts, drains and catch basins at landscaped areas, and shall grade driveway and motor court to street.
 - Landscaping by Owner; General Contractor is to prepare grades for landscaping and shall set and maintain proper grades for irrigation.
 - Provide P.V.C. sleeves at enclosed landscaped areas for sprinkler system (by Owner).
 - Route all plumbing vent stacks and attic vents through roofs not visible from street (as possible).

- NOTES TO SHEET:**
- Existing trees to be removed (shown dashed).
 - Existing trees to remain.
 - Existing trees to remain.
 - Existing spa to remain.
 - Existing pool deck to remain. Repair as needed.
 - Stone clad CHU fence column, No. Structural.
 - 8'-0" H. CHU block privacy wall with cultured stone veneer and plaster/EIFFS cap.
 - Rebutler/replace existing public concrete street curb as per City of Hunters Creek Village standards/details.
 - New concrete driveway apron and gutter to be installed per City of Hunters Creek Village standards/details.
 - New concrete walk w/ T.I. tile.
 - New 8'-0" H. cedar picket fence with treated cap 4' x 6" board & treated 4x4 post & structure, set in concrete.
 - 3'-0" W x 8'-0" H. cedar gate & lock to match fence.
 - Landscaping & soft-planting.
 - 12'-0" W x 8'-0" H. Ft. MI. access gate w/ driveway loop controller.
 - Gas meter.
 - Gas meter.
 - Pool equipment, relocate existing as required.
 - ACCU's.
 - Mail slot.
 - Mail slot.
 - Gas grills.
 - Expansion joint.
 - Expansion joint.
 - Expansion joint.
 - New concrete pool deck with finish to match existing.

ELEVATION NOTE:
FIRST FINISHED FLOOR TO BE MIN. 12" ABOVE NEAREST 6" SEWER MANHOLE, AND AT LEAST 4" ABOVE CROWN OF ADJACENT STREET.
SEE DRAINAGE PLAN ATTACHED.



1 SITE PLAN
1/8" = 1'-0"
N



NOTES:

- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY, G.I. NO. 19232001-PT, EFFECTIVE DATE OF JUNE 4, 2021, ISSUED DATE OF JUNE 4, 2021. THIS SURVEY IS SUBJECT TO ANY RECORDS, EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SURVEYED PROPERTY OF RECORD WHICH MAY BE FILED IN THE PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, OR OTHER JURISDICTIONS.
- ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH-CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), AS PER GPS OBSERVATIONS.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NO. 48020Z0200, REVISED DATE OF 02/09/2014, THE SURVEYED PROPERTY LIES WITHIN ZONE "X" (UNSHADDED), AREAS TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- AS PER SAID COMMITMENT FOR TITLE INSURANCE THE SURVEYED PROPERTY IS AFFECTED BY RESTRICTIVE COVENANTS OF RECORD IN VOL. 57, PG. 17, H.C.M.R. VOL. 46, PG. 14, H.C.M.R. VOL. 114, VOL. 355, PG. 1, VOL. 202021825, 202030449, 2015003352, RP-2017-79879, 2007037264, & 2009078113.
- AS PER SAID COMMITMENT FOR TITLE INSURANCE THE SURVEYED PROPERTY IS AFFECTED BY A 10' WATERBANK EASEMENT DESCRIBED IN H.C.C.F. NO. B555696 (VOL. 4845, PG. 106, H.C.D.R.). SURVEYOR WAS NOT SUPPLIED WITH EVIDENCE OR OBSERVATIONS FOR LOCATION OF SAID 6-INCH WATERLINE REFERENCED WITHIN.
- ALL UNDERGROUND UTILITIES SHOWN HEREON ARE FROM SURFACE FEATURES, AND VISIBLE EVIDENCE, ALL EXCEPT UNDERGROUND UTILITY AND STORM SEWER LINES ARE BASED ON SURFACE LOCATIONS AND INVERTS OF MANHOLES AND STORM INLETS.
- PROJECT BENCHMARK, METES RN NO. 210325 (STREAM NO. W000-00-00)
- BENCH MARK STAMPED "W100 B201" SET ON CONCRETE SIDEWALK AT THE TO REACH THE BENCHMARK START FROM THE INTERSECTION OF MEMORIAL DRIVE AND VOSS ROAD, APPROXIMATELY 10' WEST OF THE INTERSECTION, DOWNSTREAM (SOUTHWARD) FROM THE BENCHMARK, APPROXIMATELY 10' WEST OF THE INTERSECTION OF VOSS ROAD AND SADDLEWOOD DRIVE, APPROXIMATELY 10' WEST OF THE INTERSECTION OF VOSS ROAD AND SADDLEWOOD DRIVE, APPROXIMATELY 10' WEST OF THE INTERSECTION OF VOSS ROAD AND SADDLEWOOD DRIVE, APPROXIMATELY 10' WEST OF THE INTERSECTION OF VOSS ROAD AND SADDLEWOOD DRIVE.
- TEMPORARY BENCHMARK (TBM) "A"
- TEMPORARY BENCHMARK (TBM) "A" IS LOCATED AT THE CORNER OF A CURB LOCATED 4'-07" SE OF THE SW PROPERTY CORNER OF THE SUBJECT TRACT. BENCHMARK IS ALSO LOCATED APPROXIMATELY 15' SW OF A 7' WOOD FENCE. ELEVATION = 67.04' NAVD83, 2001 ADJUSTMENT
- TEMPORARY BENCHMARK (TBM) "A"
- TEMPORARY BENCHMARK (TBM) "A" IS LOCATED AT THE CORNER OF A CURB LOCATED 4'-07" SE OF THE SW PROPERTY CORNER OF THE SUBJECT TRACT. BENCHMARK IS ALSO LOCATED APPROXIMATELY 15' SW OF A 7' WOOD FENCE. ELEVATION = 67.04' NAVD83, 2001 ADJUSTMENT
- ALL ELEVATIONS PLOTTED HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), 2001 ADJUSTMENT.
- VERIFY THAT THE LEGEN PLAT AND THE SURVEY ON WHICH IT WAS BASED MEET THE MINIMUM REQUIREMENTS OF A CATEGORY 1A, CONDITION 11, SURVEY AS DESCRIBED IN THE TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYORS - MANUAL OF PRACTICE.

DATED THIS 4TH DAY OF OCTOBER, 2021.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR RELEAS UPON AS A FINAL DOCUMENT.

FOR REVIEW: 10/04/2021

ANTHONY R. PEACOCK, R.P.L.S.
TEXAS REGISTRATION NO. 50477
PEACOCKMILLERSURVEY.COM

10610 N. EVERS PARK DRIVE
HOUSTON, TEXAS, 77024

REVISOR:
LOCATED IN THE
A.H. OSBORNE SURVEY, A-610, &
THE R. VINCE SURVEY, A-77
HARRIS COUNTY, TEXAS

1760 WEST 57TH STREET, SUITE 100
HOUSTON, TEXAS 77056
PHONE 713-413-1000 FAX 713-413-1044
TEAS FIRM REGISTRATION NO. 1997200

JOB NO.: 4305-05 SCALE: 1" = 10' DATE: 10/04/2021 FIELD BOOK: 21-085/R/C
DWG. NO.: A4008-A09-03-04-2021B/C DRAWN BY: NFR CHECKED BY: ARP M&B NO.: N/A

LAND TITLE SURVEY
0.474 ACRES
(20,647 SQ. FT.)

LOT 1, BLOCK 1
VOL. 46, PG. 14, H.C.M.R.
TRACT 1
BRAD P. LUCKS AND WIFE,
H.C.C.F. NO. 2013029728

80' UTILITY EASEMENT
VOL. 46, PG. 14, H.C.M.R.

REMAINDER OF LOT 5, BLOCK 1
VOL. 46, PG. 14, H.C.M.R.
CAMELOT WOODS
JAMES W. LUCKS AND WIFE,
H.C.C.F. NO. 5885917

REMAINDER OF LOT 6, BLOCK 1
VOL. 46, PG. 14, H.C.M.R.
BROOKS FELU AND
HEATHER KATHERINE JOHNSON
H.C.C.F. NO. RP-2020-007070

REMAINDER OF LOT 8, BLOCK 1
VOL. 46, PG. 14, H.C.M.R.
CAMELOT WOODS
JAMES W. LUCKS AND WIFE,
H.C.C.F. NO. 5885917

LOT 8, BLOCK 1
VOL. 57, PG. 17, H.C.M.R.
MEMORIAL TIMBERS
JOHANN S. LORINCZ AND
JENNIFER S. LORINCZ
H.C.C.F. NO. RP-2017-448994

REAR 5' WALKWAY
FOUND 5/16\"/>

LOT 8, BLOCK 1
VOL. 57, PG. 17, H.C.M.R.
MEMORIAL TIMBERS
JOHANN S. LORINCZ AND
JENNIFER S. LORINCZ
H.C.C.F. NO. RP-2017-448994

REAR 5' WALKWAY
FOUND 5/16\"/>

LOT 8, BLOCK 1
VOL. 57, PG. 17, H.C.M.R.
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REAR 5' WALKWAY
FOUND 5/16\"/>

LOT 8, BLOCK 1
VOL. 57, PG. 17, H.C.M.R.
MEMORIAL TIMBERS
JOHANN S. LORINCZ AND
JENNIFER S. LORINCZ
H.C.C.F. NO. RP-2017-448994

REAR 5' WALKWAY
FOUND 5/16\"/>

0.072 ACRE EASEMENT
H.C.C.F. NO. B57194

80' UTILITY EASEMENT
VOL. 46, PG. 14, H.C.M.R.

REAR 5' WALKWAY
FOUND 5/16\"/>

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FOUND 5/16\"/>

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REAR 5' WALKWAY
FOUND 5/16\"/>

SYMBOLS

- FOUND 5/8-INCH IRON ROD (UNLESS OTHERWISE NOTED)
- SET 5/8-INCH IRON ROD W/MILLER SURVEY GROUP CAP (UNLESS OTHERWISE NOTED)
- A.C. PAD
- BLOW OFF VALVE
- BOLLARD
- CABLE BOX
- CLEAN-OUT
- CURB INLET
- E-INLET
- ELECTRIC BOX
- ELECTRIC MANHOLE
- FIRE DEPARTMENT CONNECTION
- FLAG POLE
- GAS VALVE
- GAS METER
- GRATE INLET
- GREASE TRAP
- GUY ANCHOR
- HANDICAPPED PARKING SPACE
- IRRIGATION CONTROL VALVE
- JUNCTION BOX
- LIGHT STANDARD
- WATER MANHOLE
- PIPELINE MARKER
- POWER POLE
- POWER POLE W/LIGHT
- SAMPLE WELL
- SANITARY MANHOLE
- SERVICE POLE
- SIGN
- SPRINKLER HEAD
- TREE
- TELEPHONE MANHOLE
- TELEPHONE CONTROL BOX
- TRAFFIC SIGNAL POLE
- WATER METER
- WATER VALVE

LINE TYPES

- BARBED-WIRE FENCE
- WOOD FENCE
- CHAIN-LINK FENCE
- WROUGHT IRON FENCE
- OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND GAS LINE
- UNDERGROUND FIBER OPTIC LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND STORM LINE
- UNDERGROUND WATER LINE
- UNDERGROUND SANITARY LINE
- CURB AND GUTTER LINE
- EDGE OF ASPHALT
- HIGH BANK LINE
- GRADE BREAK LINE
- TOE SLOPE LINE

A.H. OSBORNE SURVEY
0.474 ACRES
20,647 SQ. FT.

R. VINCE SURVEY
0.474 ACRES
20,647 SQ. FT.

ACREAGE	0.474 ACRES
LOT ACREAGE	20,647 SQ. FT.
ROAD ACREAGE	0.0561 ACRES
NET ACREAGE	0.4179 ACRES

SCHEDULE B, ITEM 6, EXCEPTION NOTES:

- VENDORS LIEN (NOT SURVEY RELATED)
- RIGHTS OF PARTIES IN POSSESSION (NOT SURVEY RELATED)
- RIGHTS OF TENANTS (NOT SURVEY RELATED)
- ALL EASEMENTS, RIGHTS-OF-WAY, INTERESTS OR CLAIMS THAT MAY EXIST BY REASON OF REFLECTED BY THE SURVEY DATED MARCH 31, 2021 BY RODRIG R. RESE RPLS SEE NOTE #1
- NO. 588 FOR OVERLAND SURVEYORS CONSUMPTION INC. JOB NO. 2103025275
 - CONCRETE PATIO ENCROACHES EASEMENT
 - GARAGE ENCROACHES ADRM EASEMENT
- AS TO LOT 7, 25' UTILITY AND PRIVATE ACCESS ROAD EASEMENT, VOL. 57, PG. 17, H.C.M.R. (AFFECTS, PLOTTED HEREON)
- AS TO LOT 7, 10' UTILITY EASEMENT TOGETHER WITH A 5' X 20' AERIAL EASEMENT, VOL. 57, PG. 17, H.C.M.R. (AFFECTS, PLOTTED HEREON)
- AS TO LOT 7, 5' UTILITY EASEMENT TOGETHER WITH A 5' X 20' AERIAL EASEMENT, VOL. 57, PG. 17, H.C.M.R. (AFFECTS, PLOTTED HEREON)
- AS TO LOT 7, RIGHT TO LEVY A LIEN FOR LOT MAINTENANCE (NOT SURVEY RELATED)
- AS TO LOT 7, 10' UTILITY EASEMENT TOGETHER WITH A 5' X 20' AERIAL EASEMENT, VOL. 57, PG. 17, H.C.M.R. (AFFECTS, PLOTTED HEREON)
- AS TO LOTS 5 & 6, 10' UTILITY EASEMENT TOGETHER WITH A 5' X 20' AERIAL EASEMENT, VOL. 57, PG. 17, H.C.M.R. (AFFECTS, PLOTTED HEREON)
- AS TO LOTS 5 & 6, WATER SUPPLY CORPORATION EASEMENT, H.C.C.F. NO. B555696 (AFFECTS, PLOTTED HEREON)
- AS TO LOTS 5 & 6, ALL TERMS, CONDITIONS, AND PROVISIONS LISTED IN VOL. 2866, PG. 328 & VOL. 2897, PG. 678, H.C.D.R. (NOT SURVEY RELATED)
- AS TO LOTS 5 & 6, ALL CHARGES, LIENS, AND ASSESSMENTS PAYABLE TO CAMELOT WOODS OWNERS ASSOCIATION, INC. (NOT SURVEY RELATED)

Marsha Hughart
10619 Gawain Lane
Houston, Texas 77024

January 19, 2022

Board of Adjustments
City of Hunters Creek
#1 Hunters Creek Place
Hunters Creek Village, Texas 77024

Dear Hunters Creek Board of Adjustments Members,

I have lived in Memorial Timbers/Hunters Creek for over 30 years. Memorial Timbers is a wonderful neighborhood that we have fully enjoyed living in and raising our 2 children here. The Hechts have purchased the home at 10610 North Evers Park and have torn down the house. They are planning to build a new home on this lot. They have petitioned the Board of Adjustments to place their new home closer to the street than the Hunters Creek building line and the other houses on the street. I do not agree with granting them this variance because it is inconsistent with the other houses on their street as well as the rest of Memorial Timbers. We are concerned it will decrease the value of the surrounding homes and will be unsightly. Most people who are building a new home, will buy a lot and then configure the house to fit the lot. They seem to want to configure the lot to fit their house. We therefore ask that you deny their request for a variance. The building line should remain intact and conform to the rest of Memorial Timbers.

Sincerely,

Marsha Hughart

Jessica Hubertus

From: Tom Fullen
Sent: Friday, January 21, 2022 11:24 AM
To: Jessica Hubertus
Subject: FW: Memorial Timbers - Gawain Lane resident

From: Brooke W <brwommack@gmail.com>
Sent: Thursday, January 20, 2022 9:21 PM
To: Tom Fullen <tfullen@cityofhunterscreek.com>
Subject: Memorial Timbers - Gawain Lane resident

Dear Tom,

This is in regard to the Hunters Creek Board of Adjustments Meeting this Monday at 6 pm at Hunters Creek City Hall during which the Board of Adjustments will be deciding if a property owner in Memorial Timbers will be granted a variance to build his new house closer to the street than is allowed by Hunters Creek Regulations.

I am an seven-year resident of Memorial Timbers and bought into the neighborhood (as did most) because of the "look & feel" of the houses/neighborhood. Our HOA/neighborhood regulations enforce the architectural restrictions based on the neighborhood residents' agreement and by-laws. The value of our neighborhood is based on these HOA rules and architectural guidelines. The house in question goes against those architectural board/neighborhood bi-laws and restrictions. Allowing a variance will diminish our property value and the desire of our neighborhood. This is specifically why we have an HOA.

If the property owner in question is granted a variance, he will build on his lot ignoring our HOA rules with the goal to fight our HOA through a lawsuit, something we as homeowners do not want to go through nor be burdened with the expense. We would much rather use our HOA funds to beautify our neighborhood and provide ourselves with neighborhood.

I strongly urge you to not grant the variance.

Thank you in advance for your consideration.

Best,
Brooke & Wright Wommack

--

Brooke Wommack
(713) 702-1545

Jessica Hubertus

From: Tom Fullen
Sent: Friday, January 21, 2022 8:44 AM
To: Jessica Hubertus
Subject: Fwd: Memorial Timbers

Tom Fullen, City Administrator
Mob. 713-409-7251
Off. 713-465-2150
tfullen@cityofhunterscreek.com

Sent from my iPhone

Begin forwarded message:

From: Erin Lanier <erin_lanier@hotmail.com>
Date: January 20, 2022 at 9:46:29 PM CST
To: Tom Fullen <tfullen@cityofhunterscreek.com>
Subject: Memorial Timbers

Dear Tom,

This message is in regard to the Hunters Creek Board of Adjustments Meeting this Monday at 6 pm at Hunters Creek City Hall during which the Board of Adjustments will be deciding if a property owner in Memorial Timbers will be granted a variance to build his new house closer to the street than is allowed by Hunters Creek Regulations.

I am an eight-year resident of Memorial Timbers and bought into the neighborhood because of the "look & feel" of the houses/neighborhood. Our HOA/neighborhood regulations enforce the architectural restrictions based on the neighborhood residents' agreement and by-laws. The value of our neighborhood is based on these HOA rules and architectural guidelines.

The house in question goes against those architectural board/neighborhood bi-laws and restrictions. Allowing a variance will diminish our property value and the desire of our neighborhood. This is specifically why we have an HOA.

If the property owner in question is granted a variance, he will build on his lot ignoring our HOA rules with the goal to fight our HOA through a lawsuit. This is something we as homeowners do not want to go through. We do not wish to be burdened with the expense. We would much rather use our HOA funds to beautify our neighborhood.

I strongly urge you to not grant the variance.

Thank you in advance for your consideration.

Erin Lanier
10602 Fairlane Drive
713-705-7759

Jessica Hubertus

From: Tom Fullen
Sent: Friday, January 21, 2022 11:24 AM
To: Jessica Hubertus
Subject: FW: Memorial Timbers -- Board of Adjustments Meeting

From: Jeff Lanier <jdlanierjr@gmail.com>
Sent: Thursday, January 20, 2022 6:44 PM
To: Tom Fullen <tfullen@cityofhunterscreek.com>
Subject: Memorial Timbers -- Board of Adjustments Meeting

Dear Tom, this is in regard to the Hunters Creek Board of Adjustments Meeting this Monday at 6 pm at Hunters Creek City Hall during which the Board of Adjustments will be deciding if a property owner in Memorial Timbers will be granted a variance to build his new house closer to the street than is allowed by Hunters Creek Regulations.

I am an eight-year resident of Memorial Timbers and bought into the neighborhood (as did most) because of the "look & feel" of the houses/neighborhood. Our HOA/neighborhood regulations enforce the architectural restrictions based on the neighborhood residents' agreement and by-laws. The value of our neighborhood is based on these HOA rules and architectural guidelines. The house in question goes against those architectural board/neighborhood bi-laws and restrictions. Allowing a variance will diminish our property value and the desire of our neighborhood. This is specifically why we have an HOA.

If the property owner in question is granted a variance, he will build on his lot ignoring our HOA rules with the goal to fight our HOA through a lawsuit, something we as homeowners do not want to go through nor be burdened with the expense. We would much rather use our HOA funds to beautify our neighborhood and provide ourselves with neighborhood security.

To add, anecdotally, it's my understanding the property owner wants to build on this lot because his daughter recently purchased a first-time house on the north side of I10 just off Voss and they (property owner in question and wife) want to be close to the daughter. A decent assumption is that the daughter will move within 5 yrs to a more 'long-term home', the dad (property owner) will subsequently move as well, and our neighborhood is stuck long-term with a house that is not beneficial to the neighborhood.

I strongly urge you to not grant the variance.

Thank you in advance for your consideration.

Jeff Day Lanier, Jr.

10602 Fairlane Drive || Houston, Texas 77024 || (713) 705-4465 || jdlanierjr@gmail.com || www.linkedin.com/in/jeffdlanier

Jessica Hubertus

From: Tom Fullen
Sent: Friday, January 21, 2022 11:53 AM
To: Jessica Hubertus
Subject: FW: Board of Adjustments

From: Kathy Johnson <kgloblolly@gmail.com>
Sent: Friday, January 21, 2022 11:52 AM
To: Tom Fullen <tfullen@cityofhunterscreek.com>
Subject: Board of Adjustments

Tom, I'm FULLY AGAINST the variance being granted to the person who wants to change the set back regulations. This opens up the City of Hunters Creek to all sorts of future issues

Thank you,
Kathy G Johnson
719 Storywood Dr

Jessica Hubertus

From: Tom Fullen
Sent: Friday, January 21, 2022 11:33 AM
To: Jessica Hubertus
Subject: FW: Board of Adjustments - Memorial Timbers

From: KIMBERLY THOM <kimthom@gmail.com>
Sent: Friday, January 21, 2022 11:25 AM
To: Tom Fullen <tfullen@cityofhunterscreek.com>
Cc: Jim Thom <jthom1963.jt@gmail.com>
Subject: Board of Adjustments - Memorial Timbers

Mr. Fullen:

I am writing to you regarding a variance request in Memorial Timbers, specifically at 10610 N. Evers Park Drive.

It is my understanding, along with my neighbors, that the new owner of the property is requesting a variance from the City of Hunters Creek Village that will allow him to circumvent several of our HOA rules and architectural guidelines.

I respectfully request the Board of Adjustments DENY the request for any variance that goes against the Memorial Timbers Rules and Architectural Guidelines. I purchased in the Memorial Timbers because it has an HOA and architectural regulations that preserve the aesthetic and value of the neighborhood.

I ask that the Board help our HOA ensure the neighborhood guidelines are honored and enforced.

Thank you for your consideration in this matter.

Regards,
Kimberly Thom
10611 S Evers Park Dr, Houston, TX 77024
832-528-3909
www.kimthomdesign.com

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Regards,
Kimberly Thom
832-528-3909
www.kimthomdesign.com

January 21, 2022

Board of Adjustment
City of Hunters Creek Village

Dear Board Members:

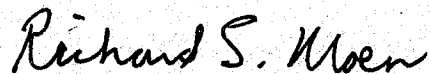
It has come to our attention that a variance for setback requirements is being requested for proposed new construction at 10610 N. Evers Park Drive.

We have been residents of the Memorial Timbers subdivision for 32 years. We value our neighborhood for its friendly neighbors, its walkable and kid-friendly streets, and an excellent elementary school. We have welcomed many new construction projects over the years, and we believe that this renewal is essential to maintain a healthy and dynamic living environment.

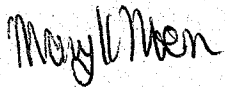
We also believe that the appeal for neighborhoods like Memorial Timbers and cities like Hunters Creek Village is best preserved with the rigorous and consistent application of new construction guidelines. Part of the reason our subdivision has maintained property values and successfully blended new construction with existing 1960's era ranch houses is because of the uniform application of building setbacks.

We therefore recommend that the Board of Adjustment require any new construction proposed at 10610 N. Evers Park Drive to conform to the existing Hunters Creek Village guidelines.

Sincerely,



Richard S. Moen



Mary K. Moen

Jessica Hubertus

From: Tom Fullen
Sent: Monday, January 24, 2022 8:31 AM
To: Jessica Hubertus
Subject: FW: Board of Adjustment

From: Stuart Blackshear <stuardgus@att.net>
Sent: Friday, January 21, 2022 5:08 PM
To: Tom Fullen <tfullen@cityofhunterscreek.com>
Subject: Board of Adjustment

Mr.Fullen, please pass this email to the members of the Board of Adjustment for their upcoming meeting. Thank you,
Gus Blackshear

To: Hunters Creek Board of Adjustment:

It is my understanding that Ron Hecht has bought a lot on N. Evers Park in our neighborhood and intends to build house on it. Unfortunately, his plans were prepared before he bought the lot or afterwards, but the architect failed take into account the setback required by Hunters Creek. It is my view, and I believe the view of many other residents in our subdivision, Memorial Timbers, that a variance should not be granted and that it will be detrimental to our neighborhood. It will not fit in with the surrounding homes and is particularly unfair for those adjacent to him. There was a conforming house on that lot which has been removed so obviously it is a buildable lot without violating the Hunters Creek ordinance. There is simply no good reason to grant a variance because construction has not begun, obviously, and the plans can be revised to accommodate the long-standing setback requirements, which, as far as I know, have been complied with for many years by the other houses in our subdivision, including those recently built.

A.T. Blackshear, Jr.
10631 N. Evers Park
Since 1979

[Sent from AT&T Yahoo Mail for iPad](#)